



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Shannon Buckley, Assistant Administrative Services Director

Date: April 27, 2021

Subject: Public Hearing and Election for Annexation Proceedings for Community Facilities District No. 2015-1 (Safety Services) (Annexation No. 9)

Recommendation

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2015-1 OF THE CITY OF LAKE ELSINORE (SAFETY SERVICES), ANNEXING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2015-1 OF THE CITY OF LAKE ELSINORE (SAFETY SERVICES) AND CALLING ELECTIONS THEREIN; and,

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2015-1 OF THE CITY OF LAKE ELSINORE (SAFETY SERVICES) CERTIFYING THE RESULTS OF THE APRIL 27, 2021 ANNEXATION AND SPECIAL TAX ELECTIONS.

Background

The developer, SPT- AREP III Tuscany Associates, LLC, a Delaware limited liability company (the "Developer"), owns property containing 335 proposed residential lots within the City (the "Project"). The Project is bounded to the north by Little Valley Road and by Grassy Meadow Drive and Marina Drive to the east.

The Developer has agreed to annex the property within the Project into Community Facilities District No. 2015-1 of the City of Lake Elsinore (Safety Services) ("CFD No. 2015-1") and be subject to the special tax of CFD No. 2015-1 (such annexation proceedings referred to as, the "Annexation"). The proposed total maximum tax rate to be levied by CFD No. 2015-1 on the property proposed to be annexed is \$833 per unit for fiscal year 2021-22. The annual Special Tax rate is proposed to escalate each year at the greater of Consumer Price Index (CPI) or 4%.

On March 23, 2021, the City Council, acting as the legislative body of CFD 2015-1, adopted a resolution declaring its intention to annex the property into CFD 2015-1 and called for a public hearing on the matter for April 27, 2021. The proceedings to undertaken at this meeting will complete the proposed Annexation of the property to CFD 2015-1.

Documents to be Approved

Following the public hearing to be held at this meeting, approval of the first resolution presented to the City Council will call for an election to be held with respect to the Annexation. The City has received a certificate of the Registrar of Voters certifying that there are less than 12 Registered Voters residing within the property to be annexed during the 90 days prior to the time of the public hearing. Accordingly, the election to be held will be a landowner election pursuant to which the landowners are the sole eligible voters within the property to be annexed. The Developer, as the sole property owner within the Project, has executed a consent and waiver to certain election law requirements and to allow the election to be conducted immediately following the public hearing.

Following the holding of the election, the City Council will be asked to certify the election results. Based on upon certification that 2/3rds of the votes cast are in favor of the Annexation, the property within the Project will be annexed to CFD 2015-1 and the City Clerk will be instructed to record a notice of special tax lien of CFD 2015-1 on the property so annexed. Such property will thereafter be subject to the special tax levy of CFD 2015-1.

Fiscal Impact

The Developer has made a deposit to pay for the costs of the Annexation.

CFD 2015-1 will annually levy special taxes on all of the taxable property within the property annexed in accordance with the Rate and Method of Apportionment in order to pay for the costs of services funded by CFD No. 2015-1 and administration of CFD 2015-1.

Exhibits

- A - Resolution Annexing Property
- B - Resolution Certifying Election Results
- C - Certificate of Registrar of Voters
- D - Landowner Waiver